

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

TUESDAY, MAY 5, 2015

Location: Town Hall Annex, Second Floor

Present: John Cole, Chairman
Andrew Flanagan, Deputy Town Manager, present for Adam Chapdelaine
John Maher
Bill Hayner
Bob Jefferson
Mark Miano
Suzanne Robinson

Guests: Jeff Shaw
Eric Ammondson
Burt Barachowitz
Brian DeFellipis

Absent: Allen Reedy

Chairman Cole called the meeting to order at 7:30 PM.

CENTRAL FIRE STATION

Burt Barachowitz gave a project update. He reported that the permanent power is complete as well as the stair railings and concrete. The following items are in progress: the elevator, the exterior window trim and sealants, painting at the apparatus room and other areas, tile and countertops. The exterior work is underway as well as L. W. Bills work.

PMA and D&S noted that the contractor appears to have picked up some time and is now about 3% behind schedule. D&S reiterated their belief that the contractor would be able to complete the work on time.

The project budget was reviewed. The Committee voted to approve PCOs #43, #58, and #68rl. The Committee also voted to approve application #9 in final form on a motion by Maher, seconded by Hayner, in the amount of \$381,443. On a motion by Hayner, seconded by Maher, the traffic coating work was voted approved up to \$40,000. D&S and PMA will review the PCO and, if acceptable, will direct the contractor to proceed.

D&S reported that BBB is still compiling the remaining slips from the apparatus slab repair, but PMA believes it will track slightly higher than originally planned.

The Committee voted to hold a tour of the progress of the work at its next meeting on May 19th beginning at 7:00 PM.

COMMUNITY SAFETY BUILDING

Phase 3

1. General Bid Review.

PMA presented its document, "May 5, 2015 General Bid Results." PMA and Ammondson recommended the approval of E. A. Colangeli as the General Contractor. The Committee unanimously voted to approve this selection. Andrew Flanagan informed the Committee that the Town Manager has already approved the funding for the remainder of the project as part of the Capital Plan. The Deputy Manager will direct Domenic to begin working on the contract with Colangeli, and PMA is to notify Colangeli of same. The Deputy Manager is to determine when the Town will issue a Notice to Proceed to the General Contractor. PMA and Ammondson will notify the Arlington Police Department of the potential start date of construction.

2. Construction Administration Services.

Ammondson Architects presented its May 1, 2015 estimate for construction administration services in the amount of \$178,118, which includes additional construction administration on site representation by the MEP/FP engineers and its own completion of record drawings. Upon a motion by Hayner, seconded by Maher, the Committee unanimously voted to approve this proposal as Contract Amendment #17.

3. Owner's Budget.

The Chairman directed PMA to assume the responsibility for the Owner's Project Budget.

4. Hazardous Materials.

Mr. Ammondson inform the Committee that the hazardous-materials consultant found asbestos in the vinyl floor tile mastic under much of the first floor as well as two small areas on the second floor. The Hazardous Materials Report is being revised. The cost of the remediation of the asbestos-containing materials and the lead in the firing range is expected not to exceed \$30,000, of which \$20,000 is for ACM and \$10,000 for lead. The Committee directed Ammondson to have its hazardous-materials consultant complete the design specifications for a hazardous-materials abatement for a NTE amount of \$3,000. PMA and Ammondson will determine the best approach to proceed with the abatement as soon as possible.

Phase 2

1. Contract Closeout.

The Chairman noted that WES has reset the brick pavers at the entry landing adjacent to the sidewalk. The Town will dowel the new sidewalk into the existing slab adjacent to the sidewalk in order to limit future frost heaves of the concrete walkway. WES is compiling warranty

documents as it feels that recent leakage in the north sloped glazing was due to an open window. The Committee will perform addition investigation.

2. Capstones

The Chairman informed the Committee that WES feels the joints in the precast capstones at the entry planters should have been sealant joint rather than mortar. WES has offered to remove the failing mortar and install backer rod and sealant. Ammondson reviewed this condition with SGH and performed a detailed on-site review of these capstones, including those at the north planter and those at both roof areas. Ammondson is reviewing the joints at all capstones with SGH and will provide a memorandum of recommended actions.

MISCELLANEOUS HOUSEKEEPING MATTERS

On a motion by Robinson, seconded by Hayner, Invoice #3409 from New England Brass was unanimously approved in the amount of \$3,409.00. Also, on a motion by Robinson, seconded by Hayner, an invoice from Gym Source for exercise equipment in the amount of \$8,120.62 was unanimously approved. On a motion by Robinson, seconded by Maher, Invoice #3304 from PMA was unanimously approved in the amount of \$23,799.96.

On a motion by Maher, seconded by Jefferson, the Committee unanimously voted to proceed to Executive Session to consider matters related to pending litigation, the discussion of which in Open Session would have a detrimental effect on the Town's litigation position and that the Committee would reconvene in Open Session solely for the purpose of adjournment, each member being individually polled.

After the Executive Session was concluded a motion was made by Hayner, seconded by Maher, to adjourn, and it was unanimously approved at 8:53 PM.

Respectfully submitted,

John F. Maher, Clerk Pro Tem